

# ***Town of Horicon Planning Board***

***Minutes of May 16, 2007 - Approved June 20, 2007***

**Members Present:** Chairperson Bill Bruce, Ruth Ann Assmann, Jim Remington, Steven Smith, Dennis Doyle,  
**Absent:** Doug Paton, Georgia McMeekin

**Others Present:** Counsel to Boards Mark Schachner, Town Board Member Bob Olson, ZBA Member Joe Dooris.

**Guests Present:** Don Butler, Randolph Parker, Brandon and Jim Himoff

## **Public Hearings were called to order at 7:30 PM**

**File # 2005-04 Tax Map 89.-1-76, 88.-1-15, 89.-1-2 Jabe Pond Partners** seeking a 18 lot subdivision, parcels located off Jim Younes Rd. Brandon Himoff stated that they are still working on the Stormwater Management plan requesting the board table the application. Ruth Ann Assmann made a motion to table the application, 2<sup>nd</sup> by Dennis Doyle, All Ayes.

## **Regular Meeting:**

**Regular Meeting of the Planning Board** was called to order by Chairperson, Bill Bruce. A motion to approve the minutes was made by Ruth Ann Assmann, 2<sup>nd</sup> by Jim Remington. All Ayes. .

## **Unfinished Business:**

**File # 2005-29 Tax Map 88.-2-10, 88.7-1-20, 88.7-1-19 Brant Lake Creek** seeking a 16 lot subdivision located at 6732 & 6744 State Rte 8. Ruth Ann Assman stated that Tom Magee is requesting the board continue this matter as they are still waiting for information. Dennis Doyle made a motion to continue this application, 2<sup>nd</sup> by Jim Remington. Ruth Ann Assmann recused herself from the vote. The board was polled. Bill Bruce Aye Jim Remington Aye. Dennis Doyle Aye Steven Smith Aye. The motion to continue the application was passed.

## **New Business:**

**File # 2007-13SD Tax Map 71.-1-60 Steven and Nancy Smith** seeking a 2 lot subdivision of parcel located at 66 Davis Rd in the R2-3.2 and LC-10 acre zone. The applicants stated that they own a parcel of approx. 23 acres and would like to subdivide 3.35 acres in order to sell the mobile home and two sheds that are located on the proposed smaller parcel. Also stating that the 3.35 acre parcel has 275' of road frontage and the remaining 20+/- acre parcel has 400' of road frontage. Steven Smith made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2007-14BL Tax Map 105.10-2-19 Patricia Rudnick & David Hill and Warren County** seeking a Boundary Line adjustment of parcel located on Hayesburg Rd in the RRD-3.2 acre zone. Dan Smith, representing the applicant explained the history of the parcel and the proposed boundary line adjustment requesting the board waive the public hearing. Steven Smith made a motion to approved the boundary line adjustment as all of the information has been provided from the County and there does not seem to be any issues of controversy with this project. Bill Bruce stated that he would like to add to the motion that the board waive the public hearing on this matter. Steven Smith agreed to add to the motion that the board waive the public hearing. The motion was 2<sup>nd</sup> by Dennis Doyle. All Ayes.

**File 2007-07BL Tax Map 20.17-1-3 Roger & Joan Travis and Robert & Elise Clayton** seeking a Boundary Line Adjustment of parcels located at 676 East Shore Dr. in the R1-1.3 acre zone. Randy Parker, representing the applicant explained the project and the history of the parcel. After a brief discussion, Ruth Ann Assman made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

### **Referrals:**

**File # 2005-56 Tax Mpa 36.15-1-12.1 Erling Asheim** seeking two (2) 37'6" road frontage variances to subdivide parcel located on East Shore Dr in the R1-1.3 acre zone. Discussion ensued regarding previous statements regarding septic and/or leach field issues with the neighboring property. Steven Smith stated that the applicant is requesting a substantial variance and there could be detrimental effects on the environment. Ruth Ann Assmann stated that the documented issues have not been addressed. Steven Smith made a motion to recommend that the ZBA deny the variance request as the request is excessive and appears to have effects on the environment based on the letters received from the neighbors, 2<sup>nd</sup> by Ruth Ann Assmann. The board was polled. Steven Smith Aye Ruth Ann Assmann Aye Bill Bruce Aye Dennis Doyle Aye Jim Remington No. The motion was passed by majority vote.

**File # 2007-12AV Tax Map 56.5-1-3 Bob and Jane Lewit** seeking a 20' shoreline setback, an 18' roadway setback and a 4' sideyard setback variance to demolish existing 24' x 32' house, 8' x 24' covered porch and a 19' x 22' deck and replace with a 24' x 48' house and rebuild the 19' x 22' deck. Parcel is located on 7727 State Rte 8 in the R1-1.3 acre zone. Dan Smith, representing the applicant explained the project. Steven Smith questioned if the new home could be shifted to the left to eliminate the four (4') foot sideyard variance request. Bill Bruce stated that the property owner owns across the road and could build the new home there. Lengthy discussion ensued regarding the shifting of the house and deck and the setback from the lake and the development of large

homes on small parcels. Steven Smith questioned the applicants representative if the applicants were in favor of building the same size house on the same footprint that exists today. Brief discussion ensued regarding the proposed size of the structure. Steven Smith made a motion to recommend that the ZBA grant the variance requests on the condition that the new home be shifted four (4') feet to the west to eliminate the sideyard setback variance and modify the application from a 24' x 48' home to a 24' x 40' home, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes.

**Board Privilege:**

The board excused Mark Schachner at 8:25PM

Discussion regarding the progress of the Comprehensive Master Plan ensued.

Ruth Ann Assmann left the meeting at 8:45 PM.

Being no further business, Chairperson, Bill Bruce adjourned the meeting at 9:05 PM

Respectfully Submitted  
Christine Smith-Hayes, Secretary